Commercial use of basement in Delhi

633. MISS SAROJ KHAPARDE:
SHRI GHUFRAN AZAM:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government's attention has been drawn to the newsitem which appeared in the Hindustan Times of 11th March, 1993, under the caption Master Plan flouted commercial use of basement to the effect that the basements are being used for commercial purposes on a large-scale in the Capital in total violation of the Master Plan provisions and the Delhi Development Act;

(b) if so, what are the facts in this regard; and

(c) what remedial action Government propose to take in the matter?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) Yes, Sir.

(b) and (c) (i) 98 cases were detected by the New Delhi Municipal Committee in and around Connaught Place. Electric connections of 98 consumers were disconnected. However the same were subsequently restored as per the orders of the Delhi High Court where all these cases are still pending.

(ii) The Enforcement Branch of the Delhi Development Authority detected 374 cases of misuse of basement in 1992. Prosecution under Section 29(2) of DD Act have been launched against 163 persons.

(iii) The Municipal Corporation of Delhi has reported that as and when any unauthorised construction|deviation against sanctioned building plan including misuse of basement for commercial purpose is noticed, action under various provisions of DMC Act is initiated including action under the amended act for sealing and prosecution in case of major unauthorised constructions.

Amendment in Urban Land Ceiling Act

634. SHRI VITHALBHAI M. PATEL: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government have taken a final decision to amend the Urban Land Ceiling Act; and

(b) if so, by when the amendment bill is likely to be introduced?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) The Govt. of India have framed various proposals to amend the Urban Land Ceiling Act but no final decision has been taken so far.

(b) The amendment bill to the Urban Land Ceiling Act can be introduced only after a resolution is passed to this effect by the State legislatures in terms of the provisions of Article 352(2) of the Constitution of India. Hence, it is difficult to indicate the time frame within which the amendment bill can be introduced.

Flats and Bunglows occupied by Ex-Members of Parliament, former Ministers etc.

635. SHRI VIREN J. SHAH:
SHRI PRAMOD MAHAJAN:

Will the Minister of URBAN DEVELOPMENT be pleased to refer to the reply to Unstarred Question 2675 given in the Rajya Sabha on the 13th March, 1992 and state:

(a) the number of bunglows and flats which are under unauthorised

occupation of ex-MP, ex-Ministers, ex-Governors and other VIPs including former Secretaries of the Government of India which are either in MP's pool or in General Pool as on 31st March, 1993;

(b) what are the names of these unauthorised occupants and the arrears of dues outstanding against each as on 31st March, 1993;

(c) how many bungalows/flats under unauthorised occupation were get vacated during the year 1992-93 and what are the details thereof;

(d) what steps Government have so far taken or propose to take to get the remaining premises vacated from each of these unauthorised occupant and to recover the arrears of dues from each of them;

(e) what are the details of cases pending in courts and since when these are pending and in how may cases stay have been granted by the Courts; and

(f) what steps Government have taken or propose to take to expedite these cases in the Courts?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) There are 31 bungalows and flats in unauthorised occupation of ex-Ministers/ex-MPs and other VIPs in the General Pool.

(b) The details of this unauthorised occupants in general pool and the arrears of dues outstanding against each is given in Statement I (*See* below).

(c) 45 bungalows/flats were got vacated during the year 1992-93 in general pool and their details are given in statement-II (*See* below).

(d) Cancellation of allotment has been done in all the cases and necessary steps are being taken under Public Premises (Eviction of Unauthorised Occupants) Act, 1991 to get the premises vacated. All concerned have also been requested to cleared the outstanding Govt. dues.

(e) and (f) In the case of Shri V. Krisnamurthi unauthorised occupant of Bungalow No. AB-12, Pandara Road the Court has allowed time upto 15.5.93 to vacate the bungalow. In the case of Shri P. D. Nigam Unauthorised occupant of flat No. A-2, B. K. S. Marg, there is a stay from the High Court. In the case Sh. Jagdish Ratan, unauthorised occupant of Bungalow No. 28. Tughlak Crescent there is a stay from the Supreme Court. Necessary steps are being taken to get the stay vacated by filling proper applications for vacation of the stay in the Courts.

Statement-I

The details of dues against ex-MPs/VIPs who have not vacated General Pool Accommodation as on 31-3-1993

S. No.	Name of ex-MP/VIP	Bungalow No.	Amount outstanding (Rs.)
(1)	(2)	(3)	(4)
1	Family of late Shri Darbar Singh	9, Krishna Menon Marg	10,23,081.00
2	Pt. Ravi Shankar . . .	95, Lodi Estate	1,03,492.00
3	Smt. Vyjayantimala Bali . .	76, Lodi Estate	3,32,042.00
4	Shri M.M. Ali Khan . .	103—105, North Avenue	1,56,820.00
5	Ven Lama Lobzang . . .	CI/33, Pandara Park	17,378.0 0

1	2	3	4
6	Sh. V. Krishnamurthy . .	AB—12, Pandara Road	9,920.00
7	Sh. S.B. Ramesh Babu . .	C-2.3, Shahjahan Road	88,159.00
8	Sh. P.S. Krishnan . . .	E-4.2 (MS), R.K. Puram	84,738.00
9	Sh. Ravinder Naik . . .	C-6.3, Shahjahan Road	82,521.00
10	Sh. V.P. Sathe . . .	2, K.M. Marg	7,76,475.00 upto 4-2-93 (being regularised w.e.f. 5-2-93)
11	Jagdish Rajan	28, Tughlak Crescent	3,61,920.00 (Court case)
12	Dr. P.D. Nigam . . .	A-2, B.K.S. Marg	2,07,168.00
13	Sh. B. Bhattacharji . . .	A-7.3, (MS) R.K. Puram	2,17,366.00
14	Sh. R.S. Gupta . . .	33-B/1, Sham Nath Marg	DESU Pool Flat rates not available
15	Sh. C.B. Gautam . . .	CII/29, Moti Bagh	1,60,085.00
16	Sh. R.C. Jain	CII/81, Moti Bagh	840,40.00
17	Dr. Mrs. B. Caroli . . .	9, G.R.G. Road	President Estate Pool flat, Rates are not available
18	Sh. M.G. Gupta . . .	CII/55, Dr. Z.H. Marg	94,980.00
19	Sh. G. N. Tandon . . .	4.3, Shahjahan Road	1,656.00
20	Sh. V.P. Marwah . . .	52, Lodi Estate	1,45,647.00
21	Justice Sh. G.C. Jain . .	AB—97, Shahjahan Road	70,350.00
22	Justice Sh. H.C. Goel . .	AB—19, Mathura Road	41,768.00
23	Sh. S.C. Jain	CII/66, Moti Bagh	35,425.00
24	Sh. P.J. Kavakare . . .	CII/25, Moti Bagh	NIL
25	Sh. S.P. Gulati . . .	CII/49, Moti Bagh	21,715.00
26	Sh. S. Grover . . .	CII/58, Z.H. Marg	2,30,028.00
27	Smt. V.S. Rama Devi . .	AB—93, Shahjahan Road	68,139.00
28	Smt. Indrani Devi wife of late Shri Jagjivan Ram . . .	6, Krishna Menon Marg	Rental liability yet to be decided w.e.f. 2-11-91
29	Sh. R.C. Kapila . . .	AB—81, Shahjahan Road	23,311.00
30	Dr. Chanchal Saluja . .	CII/23, Tilak Marg	9,589.00
31	Sh. H.N. Sharma . . .	CII/151, Chakya Puri	1,80,646.00

Statement-II

The details of general pool house got vacated during the year 1992-93.

S. No.	Name S/Shri	Flat No.	Date of vacation
1	M.S. Bindra	32, Lodi Estate	19-1-93
2	Dharmendra Deo	12, Copernicus Lane	19-9-92
3	Dr. P.N. Ghai	CII/72, Shahjahan Road	28-4-92
4	P.N. Abbi	CII/5, Tilak Lane	17-6-92
5	Bhakta Charan Dass	14, T.M. Lane	26-5-92
6	Ramji Lal Suman	20, Willingdon Crescent	18-4-92
7	S.K. Mitra	CI/35, Pandara Park	16-7-92
8	B.B. Vohra	45, Lodi Estate	29-5-92
9	Justice S.N. Sapra	3-B, Z.H. Marg	20-4-92
10	K.K. Sarin	CII/66, Z.H. Marg	3-6-92
11	K.M. Lal	CII/29, Tilak Lane	27-5-92
12	Shiromani Sharma	AB-83, Shahjahan Road	5-5-92
13	Chattarsal Singh	CII/10, Bapa Nagar	1-6-92
14	Smt. Jamuna Solankey	CII/69, Moti Bagh	13-10-92
15	R.K. Dang	CII/19, Tilak Marg	5-9-92
16	H. M. Singh	CII/85, Bapa Nagar	31-10-92
17	S.M.H. Burney	8, Lodi Estate	30-7-92
18	V.P. Mittal	CII/4, Bapa Nagar	26-12-92
19	Maj. Genl. J.D. Madhok	C/118, Moti Bagh	30-10-92
20	Ranjit Singh	12, Tughla Lane	26-3-93
21	I.P. Gupta	D-4.3. R. K. Puram	7-12-93
22	G.S. Mander	50, Lodi Estate	10-3-93
23	P.S. Kapoor	C-Z-2, R. K. Puram	23-3-93
24	Manish Bahl	CII/99, Moti Bagh	18-1-93
25	Prem Kumar	C-4, B.K. S. Marg	28-2-93
26	D.V.L.N. Ram Krishna Rao	59, Lodi Estate	30-9-92
27	S.P. Shukla	AB-86, Shahjahan Road	27-8-92
28	R.K. Tikku	1-B, Z.H. Marg	31-8-92
29	Surendra Singh	5, Tughlak Lane	1-9-92
30	Prof. C.P. Thakur	B-6, B.K.S. Marg	31-3-93

S. No.	Name S/Shri	Flat No.	Date of vacation
31	G. Ramaswamy	10, M.L.N. Marg	29-1-93
32	L.L. Mehrotra	CI/11, Lodi Garden	13-4-93
33	Bindeswari Dubey	21, Willingden Crest.	2-4-93
34	Ch. Ram Sewak	11-A, Teen Murti Marg	5-3-93
35	Harmohan Dhawan	11, T.M. Lane	31-3-92
36	Purshottam Kaushik	13, B. R. Mehta Lane	31-8-92
37	Manoj Pandey	CII/67, Moti Bagh	16-3-92
38	G.K. Moopnar	34, Akbar Road	Allotment regularised in favour of AICC (I) w.e.f. 19-7-90
39	Daulat Ram Saran	513, V.P. House	13-4-92 (AN)
40	M. Thumbi Durai	25, Tughlak Road	29-3-93
41	Bhajman Behra	1, T.M. Lane	27-3-92
42	Ajay Singh	5, Safdarjung Lane	30-3-92
43	Janardhan Poojari	7, Akbar Road	30-3-92
44	Mahabir Prasad	17, T.M. Marg	18-3-92
45	Smt. Rajendra Kumari Bajpai	6, Ashoka Road	11-11-92

Conversion of leasehold into freehold

636. CHOWDHRY HARI SINGH: Will the Minister of URBAN DEVEMENT be pleased to state:

(a) what is the existing scheme of DDA applicable to flats allotted by DDA in Delhi for conversion of leasehold flats to free-hold flats; and

(b) what are the conversion rates and the date by which the applications for conversion have to be made by allottees of DDA flats?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) and (b) The scheme of conversion from lease hold into free-hold is contained in the brochure brought out by the DDA and available through the designated branches of Corporation Bank and Canara Bank. The scheme is optional and the allottees of DDA flats can avail of the same on payment of conversion fee depending on the location of the flats at the following rates.

Category of flats/tenements	East Zone	North West Zone	South Zone	Central Zone
JANTA	Nil	Nil	Nil.	Nil
LIG/MIG/SFS (I)	3,000	9,000	12,000	15,000
TYPE—II.	4,250	12,750	17,000	21,000
SFS(II)/HIG/TYPE-IIA/TYPE-IIB	6,250	18,750	25,000	31,250
SFS(III)	7,500	22,500	30,000	37,500